

**Waterfront Build site +/- 7.86 Acres on Little Mulberry Creek**  
TBD 7.8 acres, CR 6151  
Pettigrew, AR 72752

**\$190,000**  
7.86± Acres  
Johnson County



**Waterfront Build site +/- 7.86 Acres on Little Mulberry Creek  
Pettigrew, AR / Johnson County**

**SUMMARY**

**Address**

TBD 7.8 acres, CR 6151 null

**City, State Zip**

Pettigrew, AR 72752

**County**

Johnson County

**Type**

Undeveloped Land, Lot, Riverfront

**Latitude / Longitude**

35.729419 / -93.623671

**Acreage**

7.86

**Price**

\$190,000

**Property Website**

<https://www.mossoakproperties.com/property/waterfront-build-site-7-86-acres-on-little-mulberry-creek/johnson/arkansas/109909/>



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### **PROPERTY DESCRIPTION**

Rare opportunity to own approximately 7.8 acres along the pristine banks of Little Mulberry Creek in the beautiful Little Mulberry Valley. Conveniently located just 5.9 miles north of Highway 215 in the Hazen Ford community, this scenic property features approximately 500 feet of creek frontage and 3.7 acres of partially fenced pasture.

Enjoy a peaceful, level setting with the soothing sounds of flowing water and direct access from County Road 6151. The property offers an ideal blend of open pasture and creekside beauty, making it perfect for a recreational retreat, future homesite, or weekend getaway.

Access to the Ozark National Forest can be found less than a mile away in all 4 directions, and provides access to endless hunting, hiking, horseback riding, and outdoor recreation. The Ozark Highlands Trail is located just a few miles away, adding even more opportunities to explore the natural beauty of the area.

Electricity and fiber internet are available on-site. Well and septic will be required. If you're looking for creek frontage, privacy, and direct access to some of the best outdoor recreation the Ozarks have to offer, this property is a must-see.

*Property will need to be surveyed prior to closing. Three total tracts available. See Landid map of available parcels.*

Distances:

Fayetteville, AR - 1 hour 20 minutes, 50 miles

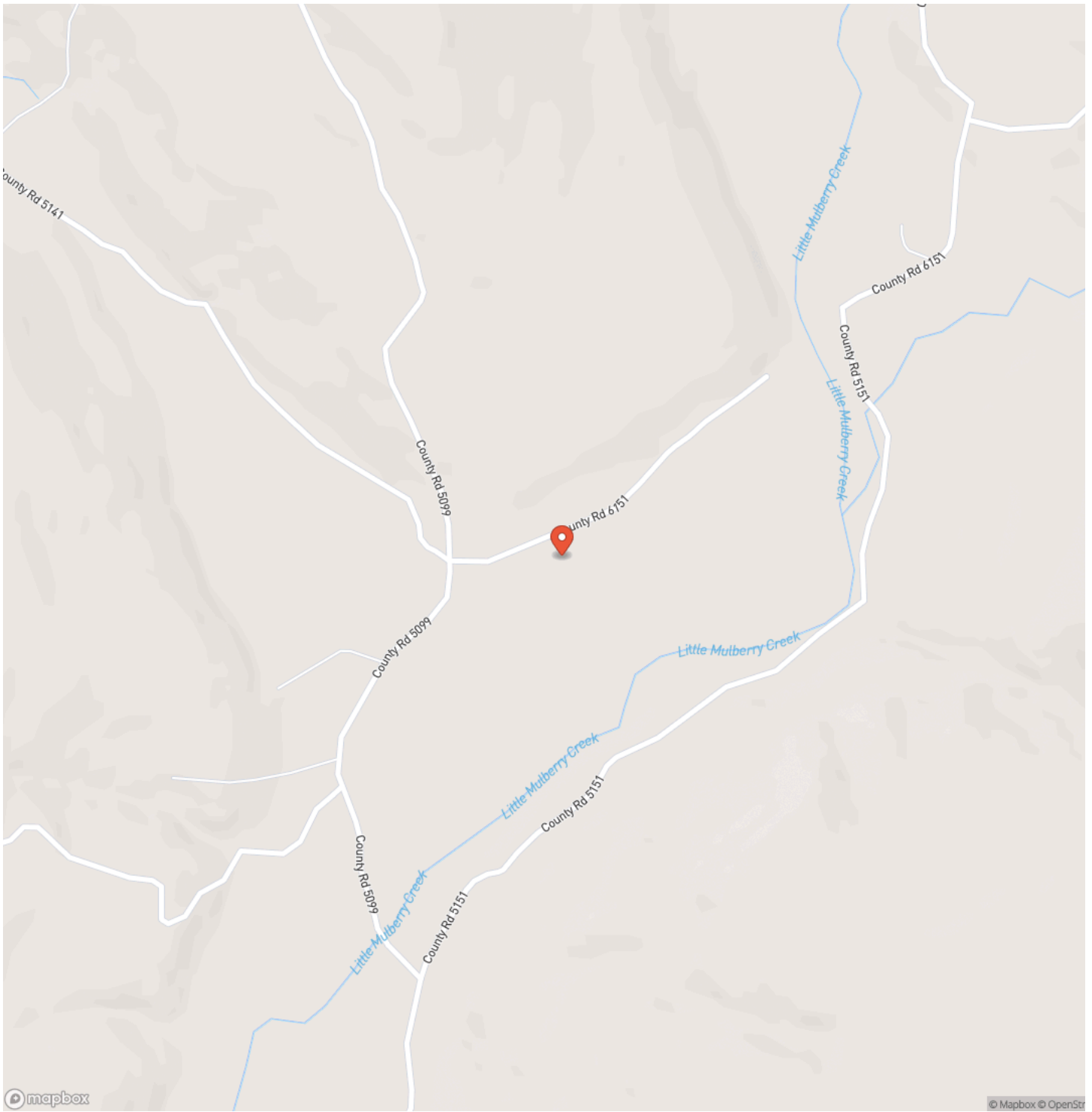
Clarksville, AR - 58 minutes, 30 miles

Ozark, AR - 1 hour 5 minutes, 35 miles

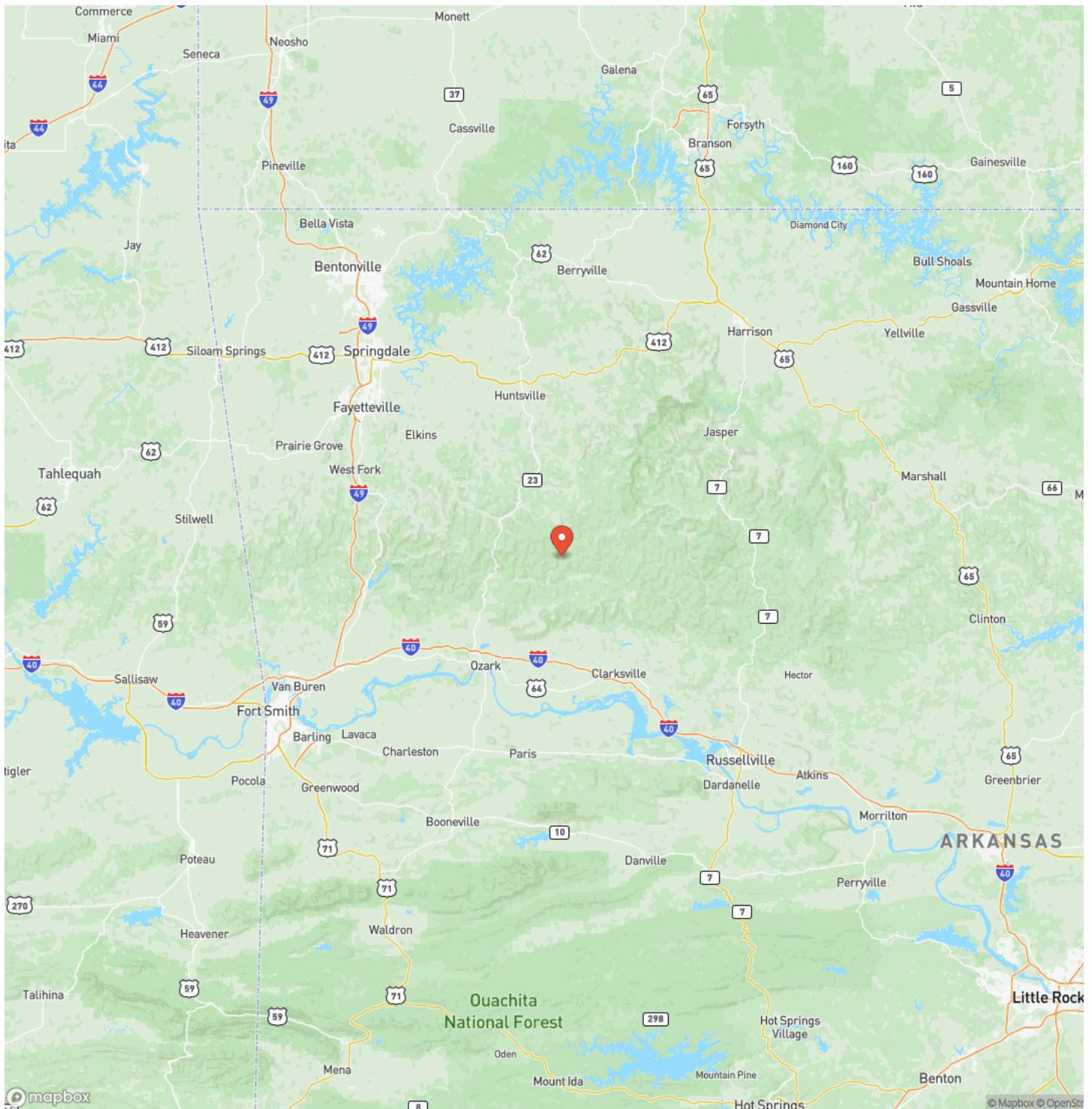
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Field, Farm, and Homes**

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